

**WEST HARTFORD PLAN AND ZONING COMMISSION
PUBLIC NOTICE**

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at the Regular Meeting on Monday, January 6, 2014 took the following actions:

INLAND WETLAND MAP AMENDMENT APPROVED:

188 Westmont - Application (IWW #985) of Linda Congdon (Charles Shimkus, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 7, 2013. Required public hearing scheduled for November 4, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Inland Map Amendment approved on January 6, 2014.)

INLAND WETLANDS AND WATERCOURSES PERMIT DENIED:

188 Westmont - Application (IWW #986) of Linda Congdon (Charles Shimkus, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing an approximately 1,800 sf footprint for a new single family dwelling and associated site improvements in the wetland and 150' regulated area. (Submitted for IWWA receipt on October 7, 2013. Determined to be potentially significant and set for public hearing on November 4, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Inland Wetlands and Watercourses Permit denied on January 6, 2014.)

SUBDIVISION APPLICATION DENIED:

188 Westmont - Application (SUB #288) of Linda Congdon (Charles Shimkus, Attorney) requesting approval of a two (2) lot re-subdivision on an approximately 1.52 acre parcel. The proposed lots consist of a 29,900 sf lot with an existing single family home and new lot of 36,680 square feet. The property is located in an R-20 single family zone requiring a minimum lot area of 20,000 sf. (Submitted for TPZ receipt on October 7, 2013. Required public hearing scheduled for November 4, 2013. Public hearing postponed to January 6, 2014 at the applicant's request. Subdivision application denied on January 6, 2014.)

SPECIAL USE PERMIT APPROVED WITH CONDITIONS:

35 Mountain Farms Road - Application (SUP #1239) of Avonridge, Inc. (Barbara Maron, R.O.) seeking a Special Use Permit to allow for the creation of one (1) rear lot. The rear lot proposed is approximately 35,000 sf. The R-20 zone requires rear lots to contain a minimum lot area of 30,000 sf. (Submitted for TPZ receipt on October 7, 2013. Required public hearing scheduled for November 4, 2013. Public hearing continued to December 2, 2013. Public hearing closed on December 2, 2013 and decision tabled to January 6, 2014. Special Use Permit granted with conditions on January 6, 2014.)

The final approved plans and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is January 24, 2014.

Kevin Ahern, Chairman TPZ/IWWA
Todd Dumais, TPZ/IWW Administrative Officer

Dated this the 7th day of January 2014.

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